



Relocating from abroad to Italy can be an exciting adventure, but also quite stressful if you are not prepared. Whether you are moving for work, study, family reasons or simply for a change of scenery, the process of relocating can be complex and time-consuming.

Casa Londra can help to make the transition easier and more manageable. With a team of Italian professionals based in London, Milan and Rome, every aspect of the relocation will be taken care of in the most efficient and personalised manner.

#### THE COMPANY

Founded in 2010 by Francesca Griffiths, Valentina Fazzari and Silvia Crippa, Casa Londra is a real estate consultancy company based in London and operating from a delightful showroom in Chelsea, 310 Old Brompton Road, providing a wide range of services for Italians investing and relocating to London. From property finding and relocation services to refurbishment, management, sales and letting and legal advice, as Francesca Griffiths is an experienced property lawyer specialised in residential conveyancing (the legal process to sell and purchase properties in UK) and also qualified in Italy,

Once the perfect property is found by the Casa Londra property finding department, all the sale and after sale steps are taken care of by the rest of the Team. An initial consultation with Casa Londra architects and the first three months of management services are also part of the property finding package.

After 12 years of successful activities in London, Casa Londra has recently opened offices in Milan and Rome. The same platform of services are now available to foreign clients moving to Italy or wishing to purchase a property in the sun, and obviously also to Italians returning to Italy after years spent abroad.

So, if you are looking to rent or buy a property in Italy, now you are not alone. Finding the house of your dreams is a big challenge especially in Milan and Rome where the letting market is extremely fast. The best properties are not advertised on Italian property websites but only through word of mouth. Struggling through Italian red tape in finding the right schools for your children can also be overwhelming.

#### LETTING OR RENTING

Casa Londra can help you navigate the

local real estate market by following the property search, the negotiation once the right property is identified and assisting with the legal process. We can also provide advice on the best neighborhoods to live in and offer temporary accommodation options while you search for your permanent home.

The company benefits from a wide but targeted network of international contacts built over more than a decade in business. We have access to unique and off-market prestigious properties in prime areas, not only in Milan and Rome but also in the Italian Riviera, the Italian lakes, Tuscany and Sardinia. We offer private and



discreet negotiations conducted with professionalism.

Whatever type of Italian real estate you are looking for, traditional or modern, residential or second home, a mansion, castle, vineyard, commercial or super luxury villa, our team can find the perfect property in Italy for you and negotiate the very best price. If your new property requires refurbishment, we will create solutions whilst ensuring the highest quality of Italian style and design. We work with the best architects and interior designers, whom we know personally and offer quality services by following clients' taste and requests. We have a great track record for achieving exceptional project and our contractors, due to the steady flow of work we offer them, are able to complete the work within the stipulated time. No job is too big or too small for our specialised contractors. We have experience in refurbishing full houses as well as small flats. We can arrange for an architect to design your perfect home and guide you through the process. Our quality contractors will then step in and finish the project to a high standard. In addition to finding housing and schools, we can assist with a range of practical matters. This can include setting up bank accounts, obtaining insurance, transferring utility bills, registering with local clubs and finding the best international moving company to take care of the transport of your belongings.

#### OUR PARTNERSHIP

We can also provide guidance on Italian tax laws and regulations, including how to obtain your tax code (codice fiscale), file your Italian tax return, comply with local tax requirements and other useful 'concierge services' thanks to our successful partnerships with Belluzzo International Partners and Trust & Wealth, a firm of tax advisors and private wealth specialists originally established in London in 2007. Thanks to its innovative multi family office platform, Belluzzo International Partners and Trust & Wealth can provide invaluable support and tailored tax solutions to clients relocating to Italy who own assets in different jurisdictions. Casa Londra in cooperation with Belluzzo International Partners and Trust & Wealth will provide support and guidance every step of the way, so we can ensure that settling

into your new Italian life will be as stress-free as possible.

If you wish to find out more, do contact us or drop by to visit us in our offices in London, Milan or Rome. We can provide you with an appropriate quote upon request.

How you can contact us:

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Picture courtesy of Casa Londra

